

MARGARET L BAILEY
DORCHESTER COUNTY
REGISTER OF DEEDS

201 Johnston Street ~ Saint George, SC 29477 (843) 563-0181

*** THIS PAGE IS PART OF THE INSTRUMENT - DO NOT REMOVE ***

*** ELECTRONICALLY RECORDED DOCUMENT ***

Instrument #: 2026001513
Receipt Number: 221228 **Return To:**
Recorded As: EREC-MODIFICATION
Recorded On: January 22, 2026
Recorded At: 12:14:29 PM **Received From:** SIMPLIFILE
Recorded By: MB **Parties:**
Book/Page: RB 16362: 301 - 309 Direct- BLIE, LAQUINTA S
Total Pages: 9 Indirect- LAKEVIEW LOAN SERVICING LLC

*** EXAMINED AND CHARGED AS FOLLOWS ***

Recording Fee: \$10.00
Tax Charge: \$0.00



Margaret Bailey

Margaret Bailey - Register of Deeds

After recording please return to:

ServiceLink
Attn: Loan Modification Solutions
320 Commerce, Suite 100
Irvine, CA 92602

Prepared by:
M&T Bank
475 Crosspoint Pkwy
Getzville, NY 14068

[Space Above This Line For Recording Data]

250609272-14

21189407

Investor Loan No: 4025974291

LOAN MODIFICATION AGREEMENT (Providing for Fixed Interest Rate)

This Loan Modification Agreement ("Agreement"), made this 29th day of December, 2025, between **LAQUINTA S BLIE, A SINGLE WOMAN** ("Borrower"), whose address is **276 MCCLELLAN WAY, SUMMERTON, SC 29483**, and **LAKEVIEW LOAN SERVICING LLC BY ITS ATTORNEY-IN-FACT M&T BANK** ("Lender"), whose address is **4425 PONCE DE LEON BLVD, CORAL GABLES, FL 33146**, amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") dated **May 27, 2021**, in the amount of **\$234,137.00** and recorded on **June 2, 2021** in Book, Volume, or Liber No. **RB 13395**, at Page **303** (or as Instrument No. **2021017621**), of the **Official (Name of Records) Records of DORCHESTER, SOUTH CAROLINA** (County and State, or other jurisdiction) and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the "Property" as defined in the Security Instrument, and located at:

276 MCCLELLAN WAY, SUMMERTON, SC 29483
(Property Address)

the real property described being set forth as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF:

Tax Map Sequence Number: **122-12-00-055.000**

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):



1. As of **February 1, 2026**, the amount payable under the Note and the Security Instrument (the "New Principal Balance") is U.S. **\$238,659.23** consisting of the unpaid amount(s) loaned to Borrower by Lender plus any interest and other amounts capitalized ("Arrearages").
2. **\$56,380.35** of the New Principal Balance shall be deferred (the "Deferred Principal Balance") and Borrower will not pay interest or make monthly payments on this amount. The New Principal Balance less the Deferred Principal Balance shall be referred to as the "Interest Bearing Principal Balance" and this amount is **\$182,278.88**. Interest will be charged on the Interest Bearing Principal Balance at the yearly rate of **3.000%**, from **January 1, 2026**. Borrower promises to make monthly payments of principal and interest of U.S. **\$652.53**, beginning on the **1st** day of **February, 2026**, and continuing thereafter on the same day of each succeeding month until the Interest Bearing Principal Balance and all accrued interest thereon have been paid in full. The yearly rate of **3.000%** will remain in effect until the Interest Bearing Principal Balance and all accrued interest thereon have been paid in full. The new Maturity Date will be **January 1, 2066**.
3. Borrower agrees to pay in full the Deferred Principal Balance and any other amounts still owed under the Note and the Security Instrument by the earliest of: (i) the date Borrower sells or transfers an interest in the Property, (ii) the date Borrower pays the entire Interest Bearing Principal Balance, or (iii) the new Maturity Date.
4. If all or any part of the Property or any interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by the Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by the Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by the Security Instrument without further notice or demand on Borrower.

5. Borrower also will comply with all other covenants, agreements, and requirements of the Security Instrument, including without limitation, Borrower's covenants and agreements to make all payments of taxes, insurance premiums, assessments, escrow items, impounds, and all other payments that Borrower is obligated to make under the Security Instrument; however, the following terms and provisions are forever canceled, null and void, as of the date specified in paragraph No. 1 above:
 - a) all terms and provisions of the Note and Security Instrument (if any) providing for, implementing, or relating to, any change or adjustment in the rate of interest payable under the Note; and
 - b) all terms and provisions of any adjustable rate rider, or other instrument or document that is affixed to, wholly or partially incorporated into, or is part of, the Note or Security Instrument and that contains any such terms and provisions as those referred to in (a) above.



6. Borrower understands and agrees that:

- a) All the rights and remedies, stipulations, and conditions contained in the Security Instrument relating to default in the making of payments under the Security Instrument shall also apply to default in the making of the modified payments hereunder.
- b) All covenants, agreements, stipulations, and conditions in the Note and Security Instrument shall be and remain in full force and effect, except as herein modified, and none of the Borrower's obligations or liabilities under the Note and Security Instrument shall be diminished or released by any provisions hereof, nor shall this Agreement in any way impair, diminish, or affect any of Lender's rights under or remedies on the Note and Security Instrument, whether such rights or remedies arise thereunder or by operation of law. Also, all rights of recourse to which Lender is presently entitled against any property or any other persons in any way obligated for, or liable on, the Note and Security Instrument are expressly reserved by Lender.
- c) Nothing in this Agreement shall be understood or construed to be a satisfaction or release in whole or in part of the Note and Security Instrument.
- d) All costs and expenses incurred by Lender in connection with this Agreement, including recording fees, title examination, and attorney's fees, shall be paid by the Borrower and shall be secured by the Security Instrument, unless stipulated otherwise by Lender.
- e) Borrower agrees to make and execute such other documents or papers as may be necessary or required to effectuate the terms and conditions of this Agreement which, if approved and accepted by Lender, shall bind and inure to the heirs, executors, administrators, and assigns of the Borrower.
- f) Borrower authorizes Lender, and Lender's successors and assigns, to share Borrower information including, but not limited to (i) name, address, and telephone number, (ii) Social Security Number, (iii) credit score, (iv) income, (v) payment history, (vi) account balances and activity, including information about any modification or foreclosure relief programs, with Third Parties that can assist Lender and Borrower in obtaining a foreclosure prevention alternative, or otherwise provide support services related to Borrower's loan. For purposes of this section, Third Parties include a counseling agency, state or local Housing Finance Agency or similar entity, any insurer, guarantor, or servicer that insures, guarantees, or services Borrower's loan or any other mortgage loan secured by the Property on which Borrower is obligated, or to any companies that perform support services to them in connection with Borrower's loan.

Borrower consents to being contacted by Lender or Third Parties concerning mortgage assistance relating to Borrower's loan including the trial period plan to modify Borrower's loan, at any telephone number, including mobile telephone number, or email address Borrower has provided to Lender or Third Parties.

By checking this box, Borrower also consents to being contacted by text messaging .



7. By this paragraph, Lender is notifying Borrower that any prior waiver by Lender of Borrower's obligation to pay to Lender Funds for any or all Escrow Items is hereby revoked, and Borrower has been advised of the amount needed to fully fund the Escrow Items.
8. Borrower will pay to Lender on the day payments are due under the Loan Documents as amended by this Agreement, until the Loan is paid in full, a sum (the "Funds") to provide for payment of amounts due for: (a) taxes and assessments and other items which can attain priority over the Mortgage as a lien or encumbrance on the Property; (b) leasehold payments or ground rents on the Property, if any; (c) premiums for any and all insurance required by Lender under the Loan Documents; (d) mortgage insurance premiums, if any, or any sums payable to Lender in lieu of the payment of mortgage insurance premiums in accordance with the Loan Documents; and (e) any community association dues, fees, and assessments that Lender requires to be escrowed. These items are called "Escrow Items." Borrower shall promptly furnish to Lender all notices of amounts to be paid under this paragraph. Borrower shall pay Lender the Funds for Escrow Items unless Lender waives Borrower's obligation to pay the Funds for any or all Escrow Items. Lender may waive Borrower's obligation to pay to Lender Funds for any or all Escrow Items at any time. Any such waiver may only be in writing. In the event of such waiver, Borrower shall pay directly, when and where payable, the amounts due for any Escrow Items for which payment of Funds has been waived by Lender and, if Lender requires, shall furnish to Lender receipts evidencing such payment within such time period as Lender may require. Borrower's obligation to make such payments and to provide receipts shall for all purposes be deemed to be a covenant and agreement contained in the Loan Documents, as the phrase "covenant and agreement" is used in the Loan Documents. If Borrower is obligated to pay Escrow Items directly, pursuant to a waiver, and Borrower fails to pay the amount due for an Escrow Item, Lender may exercise its rights under the Loan Documents and this Agreement and pay such amount and Borrower shall then be obligated to repay to Lender any such amount. Lender may revoke the waiver as to any or all Escrow Items at any time by a notice given in accordance with the Loan Documents, and, upon such revocation, Borrower shall pay to Lender all Funds, and in such amounts, that are then required under this paragraph.

Lender may, at any time, collect and hold Funds in an amount (a) sufficient to permit Lender to apply the Funds at the time specified under the Real Estate Settlement Procedures Act ("RESPA"), and (b) not to exceed the maximum amount a lender can require under RESPA. Lender shall estimate the amount of Funds due on the basis of current data and reasonable estimates of expenditures of future Escrow Items or otherwise in accordance with applicable law.

The Funds shall be held in an institution whose deposits are insured by a federal agency, instrumentality, or entity (including Lender, if Lender is an institution whose deposits are so insured) or in any Federal Home Loan Bank. Lender shall apply the Funds to pay the Escrow Items no later than the time specified under RESPA. Lender shall not charge Borrower for holding and applying the Funds, annually analyzing the escrow account, or verifying the Escrow Items, unless Lender pays Borrower interest on the Funds and applicable law permits Lender to make such a charge. Unless an agreement is made in writing or applicable law requires interest to be paid on the Funds, Lender shall not be required to pay Borrower any interest or earnings on the Funds. Lender and Borrower can agree in writing, however, that interest shall be paid on the Funds. Lender shall provide Borrower, without charge, an annual accounting of the Funds as required by RESPA.



If there is a surplus of Funds held in escrow, as defined under RESPA, Lender shall account to Borrower for the excess funds in accordance with RESPA. If there is a shortage of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the shortage in accordance with RESPA. If there is a deficiency of Funds held in escrow, as defined under RESPA, Lender shall notify Borrower as required by RESPA, and Borrower shall pay to Lender the amount necessary to make up the deficiency in accordance with RESPA.

Upon payment in full of all sums secured by the Loan Documents, Lender shall promptly refund to Borrower any Funds held by Lender.

In Witness Whereof, the Lender and I have executed this Agreement.

Witnesses:

Barry L. Johnson

Date: 1/7/2026

Barley De Athay

~~Witness Printed, Typewritten or Stamped Name~~

Date: 1/1/2024

G a e s s a M e g g H
Witness Printed, Typewritten or Stamped Name

Witness Printed, Typewritten or Stamped Name

Date:

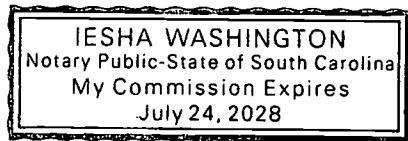
1/7/2020



ACKNOWLEDGMENT

State of South Carolina §
 County of Dorchester §

The foregoing instrument was acknowledged before me on January 7, 2024 by
 LAQUINTA S. BLIE.



Lesha Washington
 Signature of Person Taking Acknowledgment

Lesha Washington
 Printed Name

Title or Rank

Serial Number, if any:

My Commission Expires: July 24, 2028

(Seal)



ACCEPTED AND AGREED TO BY THE OWNER AND HOLDER OF SAID NOTE
LAKEVIEW LOAN SERVICING LLC BY ITS ATTORNEY-IN-FACT M&T BANK

By: Krista McNeill
Krista McNeill
Assistant Vice President

-Lender

1/12/26

Date of Lender's Signature

Signed, sealed and delivered in the presence of:

Seth Newton

Witness Signature

1/12/26

(Date)

Seth Newton

Printed Name

Stephanie Muff

1/12/26

(Date)

Stephanie Muff

Assistant Vice President

Printed Name

ACKNOWLEDGMENT

State of NY

§

County of Erie

§

On this 12 day of January in the year 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Krista McNeill, the Assistant Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the individual(s) whose name is(are) subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity(ies) and that by his/her signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

Michael C. Brown

(insert the city or other political subdivision)

New York, Erie

(and insert the State and County or other place the acknowledgment was taken)

Michael C. Brown
Signature of Individual Taking Acknowledgment

Michael C. Brown
Printed Name

Notary Public
Office of Individual Taking Acknowledgment

My Commission Expires: 12/27/2029

(Seal)



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EXHIBIT A**BORROWER(S): LAQUINTA S BLIE, A SINGLE WOMAN****LOAN NUMBER: 4001256991****LEGAL DESCRIPTION:****STATE OF SOUTH CAROLINA, COUNTY OF DORCHESTER, AND DESCRIBED AS FOLLOWS:**

ALL THAT CERTAIN PIECE, PARCEL, OR LOT OF LAND, TOGETHER WITH IMPROVEMENTS THEREON, SITUATE, LYING AND BEING IN THE COUNTY OF DORCHESTER, SOUTH CAROLINA, KNOWN AND DESIGNATED AS LOT 57 ON A PLAT ENTITLED "FINAL PLAT FOR HAMPTON WOODS SUBDIVISION, PHASE 2, CREATING LOTS 1-16, LOTS 50-53, LOTS 55-60, LOTS 75-91, AND HOA #5 AND SHOWING BOUNDARY LINE ADJUSTMENT WITH HOA #4 (NEW AREA 18.711 AC.)," PREPARED BY LUKE J. HUNT, PLS #30760, OF ANCHOR CONSULTING ENGINEERS, LLC, DATED FEBRUARY 26, 2020, LAST REVISED SEPTEMBER 3, 2020, AND RECORDED IN THE ROD OFFICE FOR DORCHESTER COUNTY ON SEPTEMBER 15, 2020 IN PLAT BOOK N AT PAGE 14. SAID LOTS HAVING SUCH SIZE, SHAPE, DIMENSIONS, BUTTINGS AND BOUNDINGS AS WILL BY REFERENCE TO SAID PLAT MORE FULLY AND AT LARGE APPEAR. TMS #: 122-12-00-055 PROPERTY ADDRESS: 276 MCCLELLAN WAY, SUMMERTON, SC 29483

BEING THE SAME PROPERTY CONVEYED TO LAQUINTA S BLIE FROM CRESCENT HOMES SC, LLC, A DELEWARE LIMITED LIABILITY COMPANY BY DEED DATED MAY 27, 2021 AND RECORDED ON JUNE 2, 2021 IN THE REGISTER OF DEED FOR DORCHESTER COUNTY, SC IN DEED INSTRUMENT: 2021017620 DEED BOOK: RB 13395, PAGE: 298

Tax Map Sequence Number: 122-12-00-055.000

ALSO KNOWN AS: 276 MCCLELLAN WAY, SUMMERTON, SC 29483



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